

LET PROPERTY PACK

INVESTMENT INFORMATION

Hamilton Street, Tillicoultry, FK13

216697188









Property Description

Our latest listing is in Hamilton Street, Tillicoultry, FK13

Get instant cash flow of £450 per calendar month with a 7.2% Gross Yield for investors.

This property has a potential to rent for £785 which would provide the investor a Gross Yield of 12.6% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...







Hamilton Street, Tillicoultry, FK13



1 bedroom

1 bathroom

Garden Ground Space

Parking Space Available

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

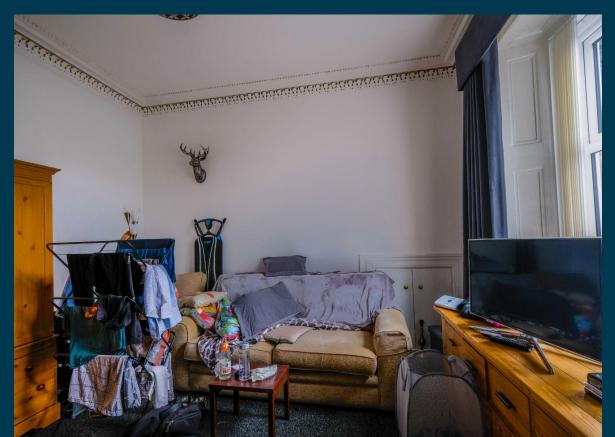
Current Rent: £450

Market Rent: £785

216697188

Lounge









Kitchen









Bedrooms





Bathroom









Exterior









Initial Outlay





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit £18,750.00

Stamp Duty ADS @ 8% **£6,000.00**

LBTT Charge £0

Legal Fees £1,000.00

Total Investment £25,750.00

Projected Investment Return





Our industry leading letting agency Let Property Management has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

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(エ)	/85

Returns Based on Rental Income	£450	£785
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£45.00	£78.50
Total Monthly Costs	£294.38	£327.88
Monthly Net Income	£155.63	£457.13
Annual Net Income	£1,867.50	£5,485.50
Net Return	7.25 %	21.30%

Return Stress Test Analysis Report





If the tenant was to leave and you missed 2 months of rental income

Annual Net Income

£3,915.50

Adjusted To

Net Return

15.21%

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income

£4,360.50

Adjusted To

Net Return

16.93%

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £84,000.



€84,000

1 bedroom apartment for sale

Hill Street, Tillicoultry, FK13

NO LONGER ADVERTISED UNDER OFFER

Marketed from 2 Aug 2024 to 3 Dec 2024 (123 days) by Homes For You, Stirling



£74,995

1 bedroom flat for sale

High Street, Tillicoultry

NO LONGER ADVERTISED

Marketed from 21 Oct 2022 to 30 Jan 2023 (101 days) by O'Malley Property, Alloa

+ Add to r

SOLD STC

+ Add to rep

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £855 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat

+ Add to report

Mount Devon House, Dollar

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Mar 2024 to 16 Apr 2024 (36 days) by Harper & Stone Limited, Dollar



1 bedroom apartment

+ Add to report

£600 pcm

Chapelle Crescent, Tillicoultry

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Aug 2024 to 27 Aug 2024 (13 days) by Martin & Co, Stirling

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: Yes



Current term of tenancy: 3 years+



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.





Interested in this property investment?

Call us on **0141 478 0985**

Hamilton Street, Tillicoultry, FK13



Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.